

# \$875,000 - 8025 Cougar Ridge Avenue Sw, Calgary

MLS® #A2236604

**\$875,000**

4 Bedroom, 4.00 Bathroom, 2,073 sqft

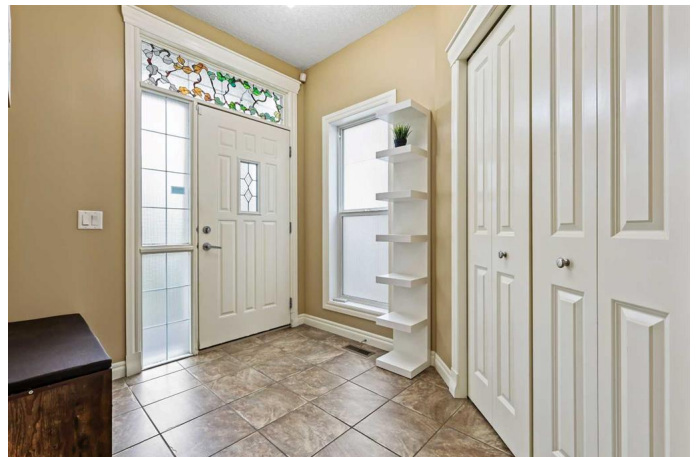
Residential on 0.08 Acres

Cougar Ridge, Calgary, Alberta

Discover this exceptional two-storey home nestled in the sought-after community of Cougar Ridge, offering over 2,800 square feet of beautifully finished living space.

Thoughtfully maintained & tastefully updated, this home features a family-friendly layout that blends comfort, function, & timeless style.

Situated on a quiet street with a double attached garage equipped with two bike racks & a dedicated tire storage system, it offers convenience & curb appeal from the moment you arrive. Step into the bright and welcoming main floor, where large windows bathe the living room in natural light, drawing attention to rich Craftsman-style woodwork & durable hardwood floors. New LED lighting adds a fresh, modern touch, while a convenient 2-piece bath & spacious laundry area enhance daily ease. The open-concept layout flows into a stunning kitchen & dining space, ideal for cooking & entertaining. Enjoy granite & quartz countertops, custom cabinetry, & sleek newer stainless steel appliances, including a Bosch dishwasher & a Samsung microwave/hood fan combo. A large island provides generous prep space, & the adjoining dining area is perfectly sized for everything from casual meals to holiday gatherings. Just off the kitchen, a cozy family room offers the perfect spot to relax, with open sightlines that create a seamless connection across the main level. Whether entertaining or spending a quiet evening at home, this space supports both lively hosting & peaceful retreat. Upstairs, a spacious



vaulted-ceiling bonus room offers versatility as a media room, playroom, or home office. Two well-appointed bedrooms share a 4-piece bathroom, while the expansive primary suite delivers a luxurious private escape. Unwind in the 5-piece ensuite featuring dual vanities, a soaker tub, & a separate shower, plus a walk-in closet with plenty of space. The fully finished basement adds even more value, boasting a large recreation room that can easily transform into a home gym, theatre, or play space. A fourth bedroom & full 3-piece bathroom make this level ideal for guests or growing families needing extra room. Step outside to enjoy low-maintenance landscaping complete with an automated irrigation system in both the front and backyards. Mature trees, manicured greenery, & built-in backyard speakers create a private oasis perfect for entertaining or relaxing. This home's double attached garage is thoughtfully designed for more than parking, with included bike racks and a tire storage system tailored for active families. Every element of this home has been curated for ease, efficiency, and long-term enjoyment. Located in the family-friendly community of Cougar Ridge, you're steps from two parks, a soccer field, & within walking distance to four day homes/daycares and two of Calgary's top private schools. With its thoughtful upgrades, functional layout, and unbeatable location, this is the complete package. Book your private showing today!

Built in 2004

**Essential Information**

MLS® #	A2236604
Price	\$875,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,073
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8025 Cougar Ridge Avenue Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
-------------------	------

Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	20
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.